

Minutes of the Regular Work Session of the
Board of Mayor and Aldermen, City of Kingsport, Tennessee
Monday, May 17, 2010, 4:30 PM
Council Room – City Hall

PRESENT:

Board of Mayor and Aldermen

Mayor Dennis R. Phillips

Alderman Valerie Joh

Vice-Mayor Benjamin K. Mallicote

Alderman Larry A. Munsey

Alderman Tom C. Parham

Alderman Jantry Shupe

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:33 p.m., by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Gilbert. Absent: Alderman Charles K. Marsh, Jr.

Vice-Mayor Mallicote introduced colleagues from the county government of Yei, Sudan who will be spending a month here and who have been working with the City's planning department, public works and MPO (Metropolitan Planning Organization) to generate an urban growth and land use plan for their territory in East Africa.

3. **WORK SESSION TICKLER.** Mayor Phillips announced that dates and times for both June work sessions need to be changed due to the Memorial Day holiday falling on the day before the next regular business meeting and the annual TML (Tennessee Municipal League) conference which ends the morning of June 15th, the date of the next regular business meeting. He suggested both work sessions begin at 4:00 p.m. on Tuesday, June 1, 2010 and Tuesday, June 15, 2010, just prior to the regular 7:00 p.m. business meetings. Board members agreed to the date and time change for both work session and advised the City Clerk to advertise the change in dates and time.

4. **AQUATIC CENTER PRESENTATION.** Assistant to the City Manager Chris McCartt went over five agenda items to be approved at tomorrow night's meeting related to the overall aquatic center project. Also mentioned was the letter the City received today from Wellmont agreeing to provide a necessary easement to the aquatic center property but documents involving that easement are not yet ready to approve.

Mr. Chris Camp, president of Lose & Associates, the design firm for the aquatic center, went over the features and layout of both the City's portion and the YMCA's of the aquatic center project. His presentation included illustrations of the indoor pools and features, as well as the outdoor amenities and elements included in Phase I. He briefly described and illustrated those additional features that could be added in Phase II.

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Architect Matthew Cramer of Markey and Associates showed animated renderings of the proposed facility design which zoomed in on certain features both inside and outside the facility building and illustrated various views of the structure.

Mr. McCartt described, at City Manager Campbell's request, the three party rooms available for rent inside the facility and which can also be utilized for training sessions or classes. The outdoor pavilion will also provide rental space, some of which include 20' umbrellas, for revenue enhancement. The concession area in the far right corner will allow access to both inside and outside patrons.

City Attorney Billingsley then went over the purpose for and terms of each of the five agreements included in agenda Items VI.D.9-13 to be considered at tomorrow's business meeting involving this aquatic center project.

Mayor Phillips acknowledged the immense amount of time necessary to work out the details and draft all of these agreements to the satisfaction of all parties involved and thanked those involved and also thanked Eastman Chemical Company for its generous donation of the land on which the facility will be constructed.

Ms. Deb Reynolds, chair of the YMCA, complimented Mr. McCartt and Mr. Billingsley for the phenomenal job of working out the details of the numerous documents and appreciated the opportunity to work with them.

5. REVIEW OF AGENDA ITEMS ON MAY 18, 2010 REGULAR BUSINESS AGENDA.

City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

VI.D.9 Consideration of a Resolution to Approve An Amendment to the Existing Agreement with Lose and Associates for Design Services for the Kingsport Aquatic Center and to Authorize the Mayor to Sign all Applicable Documents (AF: 134-2010).

VI.D.10 Consideration of a Resolution Authorizing the Mayor to Execute a Management Agreement with the YMCA for the Kingsport Aquatic Center (AF: 135-2010). Mr. McCartt requested that the Board appoint the Aquatic Center Advisory Committee established in this agreement during its next meeting to allow those appointed to get started on the many details involved.

VI.D.11 Consideration of a Resolution to Authorizing the Mayor to Enter into an Agreement with Eastman Chemical Company to Receive Property for the Construction of the Kingsport Aquatic Center (AF: 136-2010).

VI.D.12 Consideration of a Resolution Authorizing the Mayor to Execute an Agreement Establishing a Ground Lease with the YMCA of Greater Kingsport, Inc. for the Kingsport Aquatic Center (AF: 137-2010). This will be a 40-year lease term.

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VI.D.13 Consideration of a Resolution Authorizing the Mayor to Execute a Development Agreement with the YMCA of Greater Kingsport, Inc. for the Kingsport Aquatic Center (AF: 138-2010).

After discussion of all these related aquatic center agreements, Mayor Phillips offered anyone in the audience a chance to speak and no one came forward to do so.

At this time, City Manager Campbell went back to the beginning of the agenda to Item VI.B.1.

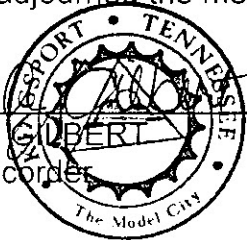
BOARD COMMENT. Alderman Joh reminded Board members to come early tomorrow for the first Keep Kingsport Beautification Award reception of the 2010 summer award season.

PUBLIC COMMENT. None.

6. ADJOURN. Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 5:35 p.m.

Elizabeth A. Gubert

ELIZABETH A. GUBERT
Deputy City Recorder



Dennis R. Phillips

DENNIS R. PHILLIPS
Mayor